

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 14, 2022 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Owen Roth, Chris Hall, Colin Smith, Joe Mora and Tamara Simmons

Homeowners present: Bill R. #351, Karen M. #259, Natasha B. #345, Joan M #102, Howard Lang #346, Craig N #247

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:00PM

Owners Requests:

Natasha: Tried communicating with her neighbor in unit 346 about loud construction and it didn't work, noisy work continues at all hours. Chris approached workers and they say they are working on mold issue but that wasn't confirmed. Maybe contact city to see if permits were pulled.

Bill: Maintenance requests submitted. Owen motioned to table Bills 30 page report to give it proper attention during maintenance committee. Colin seconded.

Unanimous. Bill also requested Board address maintenance person today.

Karen: Tuesday, June 28th, 7636 unit 129. Female tenant confronted her aggressively. Suggested to call local authorities.

Joan: Vehicle that she will purchase is van with motorized wheelchair ramp that opens on passenger side. Board will discuss ADA accessibility for her parking situation.

Howard: Observing and wanting to know gym status

Craig: Compliment Bill for helping with cleaning trash container. Lack of enforcement from board members. Cars need to be tagged more frequently and towed. Chris motioned to tow two tagged vehicles. Joe seconded. Unanimous.

Approval of Prior Meeting Minutes: 6/9/22 Colin moved to accept minutes. Joe seconded. Unanimous. 6/22/22 Colion moved to accept minutes. Joe seconded. Unanimous.

Landscape Report: Joe met with Action Tree at 7640. Joe moved to have three euc trees removed that are leaning dangerously over two buildings for a little over \$5,000. Colin seconded. Unanimous. Creek behind unit 135 replanting will begin next Saturday. Colin moved to authorize another 5 days of power washing for about \$5,000. Tamara seconded. Unanimous with Joe abstaining.

Committees: Colin moved to discuss committees at next special board meeting. Owen seconded. Unanimous.

Treasurer's Report

| | June 22 | YTD |
|------------------------|-----------------|--------------|
| Total Income | \$73,688.00 | \$429,454.15 |
| Op. Expenses | 35,199.83 | 189,956.41 |
| Reserve Expenditures | 8,705.00 | 74,455.94 |
| Total Expenditures | 43,824.83 | 264,412.35 |
| Transfer to Op Reserve | (29,863.17) | (165,041.80) |
| Balance in Savings | \$ 2,509,303.75 | |
| Due from Unit Owners | \$ 4,438.28 | |
| Total Assets | \$ 2,518,742.03 | |

Operating Expenses are about 12.7%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous approved.

Old Business:

- a. Request by #102 for special accommodations and parking: Add new sidewalk for ADA access. Switch spot with 24 hrs.
- b. #259 second hand smoke smell in lower bathroom: Distribute flyer to building residents again; Install sensitive smoke detectors? Maybe small leak in vent?
- c. Dry Rot Repair: Siding needs to be removed from maintenance room to a Marborg storage bin for future dry rot repair.

- d. Updating governing documents: Occupancy restrictions, maintenance of exterior doors, exclusive use common areas: 7/28/22 @6pm via zoom
- e. 7632 foundation: In progress waiting on architect to pull permits.
- f. Repairs and Bids: Enviroscaping bid for \$2,700 to redo sidewalk in front of unit 102 at Association's cost. Colin moved to approve, Owen seconded. Unanimous.
- g. Gym renovation: Chris moved to accept flooring materials from Johnson Fitness (\$5,182.79) as long as shipping is less than \$1,000. Colin seconded. Unanimous. Chris moved to address fan in gym. No second. Owen moved that any owner that wants to use the gym should have a membership to Planet Fitness paid for by the HOA in the meantime. No second. Withdrew.
- h. Pool facilities: Tabled
- i. Address signs: Colin or Chris will be available to make sure signs are installed properly.
- j. 318 patio cover: tabled
- k. EV charging station and #219: tabled
- l. Bank sig card: tabled
- m. Inspection of elevated walkways and balconies: tabled
- n. Rekeying common doors: complete.
- o. Website: tabled

New Business

- a. List from B. Rauch: tabled
- b. Changing ped gate code: tabled
- c. EG gate between log me in and HOA: Tabled
- d. Changing newsletter format: tabled
- e. Recording liens: none

Tamara moved to adjourn the meeting at 8:08 Colin seconded. Unanimous

Next Meeting 8/11/22 at 6PM, Via Zoom.com

Meeting adjourned at 8:08PM

Submitted by: Matt Mora